

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
APRIL 21, 2015
FINAL

Mayor Arave called the meeting to order at 6:03 p.m.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Stan Porter
Council Member Matt Jensen
Council Member Ryan Mumford

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Troy Johnson, Police Lieutenant; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Nathan Peterson, UDOT; Dave Asay, Frontline Public Involvement; Robert Drinkall, JR Hood, residents.

1. UPDATE ON I-15 SOUTH DAVIS PROJECT

Nathan Peterson, Utah Department of Transportation (UDOT), reported on the I-15 reconstruction project and specifically 2600 South. He said the final demolition would occur this weekend and that the new design would allow for a more desirable traffic configuration at this location. There is still work to be done including a J-Hook southbound exit, new signal and streetlights. Mr. Peterson then showed a video of how traffic would flow through the new 2600 South interchange.

Council Member Horrocks asked if the onramps at 2600 South would still be metered. Nathan Peterson replied that the ramps would remain metered and there would be a toll for express lane usage. He said that this road has been redesigned to accommodate growth in the area including extra turning radius for large trucks. This intersection and should be complete by mid-July. Final items to be completed include lowering 2600 South approximately two or three feet and completing the drainage system.

Nathan Peterson then reported on the 500 South section and said that the bridge abutments, girders and northbound on-ramp are nearly complete for the interchange. He then showed a video of a similar interchange, a divergent diamond interchange. Mr. Peterson reported that most of the items on the 2600 South and 500 South projects would be completed by mid-July of this year.

Barry Edwards commented that Mr. Peterson was essential in getting funding for the City on the Overland Drive project agreement.

2. ACTION ITEMS

The action items list was reviewed. Completed items were removed from the list.

Mayor Arave asked for an update on the gopher issue near the golf course. Paul Ottoson replied that several traps have been set at the golf course and they have caught quite a few gophers so far.

3. APPROVE MINUTES: MARCH 17, 2015; MARCH 21, 2015; MARCH 24, 2015

Council Member Horrocks moved to approve the City Council minutes of March 17, March 21, and March 24, 2015. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

4. ADJOURN FOR REDEVELOPMENT AGENCY MEETING

Mayor Arave adjourned the meeting at 6:24 p.m. to being the Redevelopment Agency meeting. (See separate minutes for RDA meeting.)

At 6:41 p.m. Council Member Jacobson moved to go out of the Redevelopment Agency Meeting and back into regular session. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

5. COUNCIL REPORTS

Council Member Mumford reported that the sand had been replaced with bark at five of the city's Foxboro parks. Three more are scheduled to be done during the next fiscal year.

Council Member Horrocks reported that the Kite Festival had a great turnout and was a fun event. He also reported that the City's Arbor Day planting would be the following Saturday, April 25th at 9:00 a.m. at Deer Hollow Park.

Council Member Horrocks stated that the spring cleanup was successful and that residents had asked if an additional day could be added next time. City staff will research the cost of adding an additional weekend and present the findings to the City Council.

Council Member Jensen reported that he was pleased with the Kite Festival turnout as well and that it was better to hold it separately from the Easter Egg Hunt. The Sunday Concert will be held

April 26th and will feature the Woods Cross High School jazz band. He also reported that the Three Kings Race would be held June 20th.

Council Member Porter reported that this year's Get Into the River Festival would be held May 30th and that residents would be able to bring their own canoes to go down the Jordan River. He also stated that the Uniting Neighbors fire prevention event will include residents thinning the scrub oak on their properties with a wood chipper to be provided by the State.

6. ADJOURN

Mayor Arave adjourned the meeting at 7:00 p.m. to begin the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
APRIL 21, 2015
FINAL

Mayor Arave called the meeting to order at 7:07 p.m. Council Member Ryan Mumford offered the invocation and Connor, BSA Troop 1388, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Stan Porter
Council Member Matt Jensen
Council Member Ryan Mumford

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Troy Johnson, Police Lieutenant; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Bill Gaskill, AmSource; Rich Hendershot and BSA Troop 1388; Pedro Salvador, Kate Lewis, Bobbi Lewis, Sadie Seljaas, Lauren Cunningham, Elizabeth Busdicker, Brenley Bailey, James Hood, Robert Drinkall, Dave Curtis, Camille Thorpe, Lisa Watts Baskin, residents.

1. CITIZEN COMMENT

Lauren Cunningham, 208 Woodhill Lane, commented that in March they had come before the City Council and requested that the Deer Hollow playground be reinstalled. She asked if residents could do anything to help put the park back. Mayor Arave replied that the City appreciates their input. He also added that she and other residents could attend the City's Arbor Day planting at Deer Hollow Park and help plant more trees at the park.

Paul Ottoson commented that City staff would determine if residents could assist with other projects to restore the park. He also said that the landscape architect for the park project would have two or three concept plans which residents could view and help determine which plan to choose.

Elizabeth Busdicker, 929 Springwood Drive, commented that residents are thrilled to have the park put back and that they had a few suggestions for the park and would like to be involved in the planning process. Council Member Mumford replied that the City would love to hear suggestions for the park and to have residents involved in the process.

Kate Lewis, 941 Springwood Drive, thanked the City Council for their service and time. She asked when the construction on the Deer Hollow Park would begin. Paul Ottoson replied that City staff had met with a landscape architect who would be providing concept plans which would be available in a few weeks. The contract has not been signed but work is expected to start in June or July of this year.

Brenley Bailey, 928 Sable Circle, said that she was excited for Deer Hollow Park and asked what the next step would be in the restoration process. Mayor Arave replied that an expert would come out to give the City an opinion on what steps needed to occur next. The Deer Hollow Citizen's committee will then make suggestions which will be presented to the City Council for approval.

Lisa Baskin commented that she lives across from Deer Hollow Park. She expressed appreciation to the City Council for addressing residents' concerns and for holding Arbor Day at Deer Hollow Park this year.

2. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 2015-09: AN ORDINANCE VACATING A PORTION OF ORCHARD DRIVE AND ESTABLISHING AN EFFECTIVE DATE

Ken Leetham reported that several decades ago Orchard Drive was originally configured very differently than it appears today. He explained that a piece of the right-of-way was left over from the previous process and now runs through a residential piece of property. The affected piece of property located at 3366 South Orchard Drive belongs to Kent Morby who would like a resolution to the issue. Mr. Morby has applied for a vacation of the old right-of-way through his property with a request for the City to deed the property to him. It was also determined that as Orchard Drive was a County road at the time, no funds are due.

Mayor Arave opened the public hearing at 7:22 p.m.

Kent Morby, 3366 Orchard Drive, commented that this is regarding his property and that his past concerns have been answered by City staff. The vacation only affects him and that his taxable boundaries are included in this area and that he has been paying taxes on this portion.

Mayor Arave closed the public hearing at 7:24 p.m.

Council Member Jensen moved to approve Ordinance No. 2015-09 vacating a portion of the Orchard right-of-way in North Salt Lake, Davis County Utah, and establishing an effective date. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

Council Member Jacobson asked if the property needed to be declared as excess property and what the parameters would be for that.

Kent Morby commented that the property is a section of Orchard Drive and that it is located between North Salt Lake and Bountiful. He said in 1969 there was a lawsuit between two property owners with a decision made by a judge that cleared up the lot lines. Mr. Morby said this decision was never officially recorded and he is now asking for a quit claim deed from Bountiful and the City to clean up the lot lines.

3. CONSIDERATION OF A QUIT CLAIM DEED OF RIGHT-OF-WAY ON ORCHARD DRIVE

Barry Edwards commented that staff has done the calculation and the area in question is 1,829 square feet and would not qualify as surplus property due to the size. He recommended that the quit claim deed be subject to City ordinance in the event it is found to be out of compliance.

Council Member Porter moved to issue a quit claim deed for the subject property with the condition that if the number of square feet is found to exceed the City ordinance for the declaration of surplus property it would be invalid. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

Mayor Arave clarified that a quit claim deed would be issued on this property if no further processes were required. If further processes are required then the quit claim deed would not be valid.

4. CONSIDERATION OF ORDINANCE NO. 2015-10: AN ORDINANCE REZONING PROPERTY TO THE P DISTRICT AND ESTABLISHING AN EFFECTIVE DATE

Ken Leetham reported that this item has two parts with the first step being to rezone the property and then the approval of a development agreement. The General Development Plan has already been approved by the City Council but whenever a property is rezoned to a Planned (P) District it requires a development agreement. The Planning Commission recommends approval to the City Council for rezoning the Towne Plaza project area to a "P" District.

Council Member Jacobson moved to approve Ordinance No. 2015-10 rezoning Towne Plaza project to the P District. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

5. CONSIDERATION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH SALT LAKE AND NATIONAL COMMERCIAL PROPERTIES RELATED TO THE TOWNE PLAZA PROJECT

Ken Leetham reported several small clarifications have been made to the development agreement for the Towne Plaza project. The first change relates to the storm drain impact fee as the existing property has a large amount of impervious surface which will be removed. These credits are to be calculated and then granted to the developer as the existing impervious surface is demolished. The credit for this portion would be approximately \$9,000 owed to the developer. The second item relates to the City requiring the developer to provide wider streets on Center and 130 East. The roadway impact fee credit would apply to property that is not satisfied in normal street construction. The City will also apply roadway impact fees to the right-of-way purchase. The third item relates to the impact fee credits surrounding the demolished square footage and the proposed built square footage in the commercial buildings. The City has stated that no impact fees will be due for the two commercial buildings other than storm drain impact fees. The fourth item allows the builder to pay the impact fees at the same time the building permits are pulled. The rest of the proposed agreement will remain the same.

Mayor Arave asked what the City's cost would be for the associated 130 East road reconstruction project. Ken Leetham replied that it would be \$185,128.00 for the street and some urban design features as well.

Council Member Jacobson asked if the road itself would be wider or just the right-of-way. Ken Leetham replied that it would not be a wider road but pedestrian access area would be expanded.

Council Member Horrocks asked if a traffic study had been done on the traffic circle there. Paul Ottoson replied that some numbers had been received regarding traffic but that it did not appear to be a concern at this time.

Council Member Porter moved that the City Council approve a development agreement between the City of North Salt Lake and National Commercial Properties with the changes that have been submitted in regards to the final packet distribution. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

Dave Curtis, National Commercial Properties, thanked the City Council for their time and said that he has enjoyed working with Ken and Barry on this project.

6. AWARD BID FOR NORTH TOWNE LANE RECONSTRUCTION PROJECT TO
ADVANCE PAVING IN THE AMOUNT OF \$64,955.00.

Paul Ottoson reported that two bid openings were held for the North Towne Lane reconstruction which would include Main Street to US-89. Five bids were received with Advance Paving and Construction as the low bidder at \$64, 955.00. City staff has checked references as the City has not used Advance Paving and Construction before and recommends awarding the bid for North Towne Lane reconstruction to Advance Paving and Construction.

Council Member Mumford asked about the agreement requiring North Towne Station HOA to pay their portion of bringing the street to City standards. Ken Leetham replied that after the initial payment the HOA would continue to make payments for five years.

Council Member Jacobson moved to award the bid for North Towne Lane reconstruction to Advance Paving and Construction for the cost of \$64,955.00. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

7. AWARD BID FOR MISCELLANEOUS 2015 STREET PRESERVATION PROJECTS
TO MORGAN PAVEMENT MAINTENANCE FOR \$77,427.00

Paul Ottoson reported that this project is done every year and that there are always the same three bidders as they are the only companies that provide this type of work. The low bid this year was Morgan Pavement Maintenance at \$77,427.00. He said they do a good job and have performed work for the City in the past.

Council Member Horrocks moved to award the bid for miscellaneous 2015 street preservation projects to Morgan Pavement Maintenance for \$77,427.00. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

8. CONSIDERATION OF RESOLUTION NO. 2015-09R PROCLAIMING APRIL 25, 2015
AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE

Council Member Porter moved to adopt Resolution No. 2015-09R proclaiming April 25, 2015 as Arbor Day in the City of North Salt Lake. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

9. CONSIDERATION OF RESOLUTION NO. 2015-11R ENTERING INTO A MUTUAL AID AGREEMENT FOR PUBLIC WORKS EMERGENCY MANAGEMENT

Paul Ottoson reported that this Mutual Aid Agreement was presented to him at a recent city engineer's convention. This agreement provides for public works mutual aid in times of emergency along the Wasatch Front. Aid would be given to other cities in need and put steps in place if our City required help from a neighboring municipality. This agreement would not necessarily bind the City to help and would allow the City to be reimbursed for any aid offered.

Mayor Arave stated that this would also include an indemnification agreement.

Council Member Jacobson moved to approve Resolution No. 2015-11R entering into a Mutual Aid agreement of Public Works Emergency Management. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

10. CONSIDERATION OF ORDINANCE NO. 2015-04: AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE LAND USE ORDINANCE DEFINITIONS AND CREATING A NEW ZONING DISTRICT ENTITLED "MIXED COMMERCIAL" AND ESTABLISHING AN EFFECTIVE DATE

Ken Leetham reported that five changes have been made since this item, was last reviewed on February 3, 2015. These changes were suggested by the City Council and reviewed by local developers. The changes include: an amendment to the definition of Light Manufacturing, a new definition called Technology Based Research and Development, removal of brewery, distillery, social club, tavern and winery, removal of all residential land uses and standards for residential development in the MXC zone, and addition of the following language to section 10-24-2 Applicability "The minimum lot size for properties in this zone is one acre".

Council Member Jacobson moved to approve Ordinance No. 2015-04 amending the City of North Salt Lake Land Use Ordinance definitions and creating a new zoning district entitled "Mixed Commercial" and establishing an effective date. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

Ken Leetham commented that these changes and the addition of a minimum lot size would be added to the draft.

11. DISCUSSION ABOUT HB362 (TRANSPORTATION INFRASTRUCTURE FUNDING AND BALLOT PLACEMENT)

Barry Edwards reported that the Utah League of Cities and Towns was successful in getting House Bill HB362 passed. This would be effective January 1 and will include a .5 cent per gallon increase to go to the cities. The other portion of the bill is a local option of .25 sales tax to be divided between the City and County. This would need to be placed on the ballot and voted on by citizens. Mr. Edwards asked if the Council would support placing this on the ballot and if so when it could be placed. Mayor Arave recommended that the portion of HB362 relating to sales tax be placed on the upcoming ballot this year.

12. CONSIDERATION AND ACTION ON FY 2016 SALARY PROPOSAL

Barry Edwards reported that the City currently has 69 full and part time employees which is comparable to the number of staff in 2007. The 2016 proposed increase is a 1.6% cost of living increase (COLA) and a 2% merit increase. The total increase is 3.6% for the 48 employees who has not reached the top range and the 1.6% COLA is for the 21 who have. The General Fund cost of salary increase (COLA) would be \$43,800.00 and \$29,900.00 merit increase. The General Fund personnel cost increase would be \$73,700.00 salary and \$84,700.00 benefits. Mr. Edwards pointed out that the fiscal year total percentage increase of wage and benefits would be 3.45% for a City with a total fiscal year budget of \$9,552,600.00.

Barry Edwards proposed that the City Council grant a 1.6% cost of living increase and a 2% merit increase for employees who are not at the top of their earning scale.

Council Member Porter moved to approve a 1.6% cost of living increase to all employees and a 2% merit increase. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

13. COUNCIL REPORTS CONTINUED

Council Member Jensen reported that while visiting St. George he was able to view donated artwork that is on display in that city. The City provides pedestals and the artists donate objects to be displayed until they are sold or removed. He commented that NSL Live is considering a similar program.

14. MAYOR'S REPORT

Mayor Arave reported that the fire agency (SDMFA) had met to discuss changing into a Fire District allowing for some taxing authority.

He also reported that the landslide committee (residents) would be meeting in one of the resident's home Wednesday April 22nd at 8:00 p.m. Council Member Horrocks said he would attend with the Mayor.

15. CITY MANAGER'S REPORT

Barry Edwards reported that the budget calendar would be distributed to the City Council and that a public hearing regarding the budget calendar would be held at the next City Council meeting.

Council Member Jensen asked if the news that Lee's Market would be coming to the City could be announced on social media and that a press release be sent to the local newspapers.

16. ADJOURN INTO CLOSED SESSION

At 8:38 p.m. Council Member moved to go into closed session to discuss pending litigation and land acquisition. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

17. CLOSED SESSION TO DISCUSS PENDING OR POSSIBLE LITIGATION

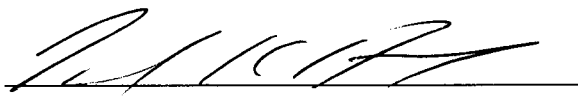
At 10:32 p.m. Council Member Jensen moved to go out of closed session and back into regular session. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.


18. CITY MANAGER'S REPORT CONTINUED

Barry Edwards reported that the Eagleridge Tennis Club has requested to use the City tennis courts between 8:00 a.m. and 2:00 p.m. Monday through Friday during the summer. He recommended maintaining goodwill with the Tennis Club to help the landslide remediation move forward.

19. ADJOURN

Mayor Arave adjourned the meeting at 10:35 p.m.


Mayor


Secretary